

Chapter 9

"O-1" PROFESSIONAL OFFICE DISTRICT

9.01 PURPOSE

The purpose of the "O-1" Professional Office District is to provide for planned office districts at appropriate locations throughout the Township.

9.02 PRINCIPAL PERMITTED USES

- A. Financial institutions including banks, savings and loans, financial companies or other similar offices;
- B. Professional offices,
- C. Medical or dental clinics;
- D. Police and fire stations;
- E. Post offices,
- F. Real estate offices;
- G. General offices of federal, state or local governments;
- H. Individuals or corporations devoted to office use and not used for manufacturing, storage and warehousing, and
- I. Libraries and Museums.

9.03 CONDITIONALLY PERMITTED USES

The following uses may be permitted subject to the approval of the Board of Zoning Appeals.

- A. Buildings in excess of forty (40) feet in height if the following conditions are met satisfactorily:
 - 1. The increased building height will not adversely affect the adjacent properties,

2. The increased building height is compatible with the existing and future development character and pattern, and
3. The site plan shows that proper mitigation measures have been proposed to address conditions 1 and 2 above.

9.04 ACCESSORY USES

- A. Any accessory uses or structures customary and incidental to any principal permitted use:
- B. Signs as regulated in Chapter 24 of this Zoning Resolution.
- C. Uses as listed below included within and entered from within any office building as a convenience to the occupants thereof, and their patients, clients, or customers providing that the accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building.
 1. Barber shop,
 2. Coffee shop and refreshment stand,
 3. Beauty shop,
 4. Eating and drinking places,
 5. Laboratories, medical and dental,
 6. News and confectionery stand
 7. Prescription pharmacy, and
 8. Florist shop, and
- D. Nursery and child care facilities when conducted in connection with a principal permitted use for the convenience of the occupants thereof.

9.05 HEIGHT REGULATIONS

No building shall exceed Forty (40) feet in height or three (3) stories except as provided in Section 9.03, A of this Chapter.

9.06 AREA REGULATIONS

- A. Main Buildings: Multiple main buildings are permitted provided all such main buildings have a unified architectural design and site plan;
- B. Front Yard. There shall be a front yard having a depth of not less than fifty (50) feet from the street right-of-way line,

- C. Side Yard.- There shall be a side yard on each side of the building, which yard shall have a width of not less than fifteen (15) feet,
- D. Rear Yard.- There shall be a rear yard having a depth of not less than thirty-five (35) feet from the adjacent property line, and
- E. Intensity of Use: Every lot or tract of land in the "O-1 " Professional Office District shall have a minimum width at the building setback line of one hundred (100) feet. The minimum lot area shall be twenty thousand (20,000) square feet. Every lot or tract in the "O-1" District shall be developed with a maximum floor area ratio of .25.

9.07 GENERAL PROVISIONS

- A. Off-street parking and loading and/or unloading shall be provided in accordance with Chapter 23 of this Zoning Resolution;
- B. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers;
- C. No lighting shall be permitted which would glare from this zone onto any dedicated street, or into any adjacent property,
- D. No motor vehicle which is inoperable or trailer which is usable or unusable shall be stored or used for storage of any items therein on any lot or parcel of ground in this zone unless it is within a completely enclosed building;
- E. No use producing objectionable odors, noise, or dust shall be permitted
- F. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas; and
- G. A site plan as regulated by Chapter 27 of this Zoning Resolution shall be required for any use permitted or conditionally permitted in this zone, and shall be approved by the Zoning Commission prior to the issuing of a zoning and building permit.

Lot area, bulk yard and screening Requirements in the “O-1” Professional Office District

REQUIREMENTS	"O-1" DISTRICT
--------------	----------------

LOT REQUIREMENTS:

- | | |
|----------------------|--------------------|
| 1. Minimum Lot Area | 20,000 square feet |
| 2. Minimum Lot Width | 100 feet |

MAXIMUM HEIGHT:

1. Principal Building
 - a. Stories 3
or whichever is less
 - b. Height 40 feet
2. Accessory Structures
 - a. Stories 1
or whichever is less
 - b. Height 15 feet

MINIMUM YARD REQUIREMENTS:

1. Front 50 feet
2. Side 10 feet (note 1)
3. Rear 35 feet (note 1)

MAXIMUM FLOOR AREA .25

Note 1) Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided.

Latest Version as of 5-31-02

The Miami Township Zoning Resolution has been placed on the web for your convenience. This is not the official Zoning Resolution. You may obtain a copy of the official Zoning Resolution by contacting the Community Development Department at 248-3725 or 248-3731. If there is a discrepancy between the official Zoning Resolution and what appears on this web site the official Zoning Resolution will control.